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Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

July 2, 2024

Shraddha Navalli Patil, Ph.D.

Senior Planner

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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BERKELEY SPACE CENTER AT NASA RESEARCH PARK PROJECT DATED JUNE 14, 2024, STATE CLEARINGHOUSE NUMBER [2024060942](#)

Dear Shraddha Navalli Patil,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Berkeley Space Center at Nasa Research Park project (project). Moffett Partners, LLC is proposing to redevelop the project site with academic and research facilities, including office, laboratories, and research and development (collectively, “research and office uses”); conference and amenity facilities, including a gym, lobbies, and other amenities (collectively, “active uses”); student/faculty housing; short-term lodging; transportation networks; and public open spaces as well as landscaped spaces, to create a state-of-the-art research and education hub that shapes the future of technology and innovation and to advance UC Regents' educational, scientific research, charitable, and other exempt purposes. The

following project alternatives will be analyzed in the joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS): Build Alternative 1 would create approximately 2.3 million square feet of research uses, a conference center, active uses, student/faculty housing, and short-term lodging for visitors and conference attendees. Build Alternative 2 would create approximately 1.4 million square feet of research uses, a conference center, active uses, student/faculty housing, and short-term lodging for visitors and conference attendees. For the purposes of CEQA, under the No Project Alternative, Moffett Partners, LLC would not construct and operate the proposed project at the project site. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. As stated in the NOP, "Pursuant to Public Resources Code 21092.6(a), the project site is located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites). The proposed project would be required to follow existing soil and groundwater remediation protocols. Details regarding the required remediation would be coordinated with the United States Environmental Protection Agency and Responsible Parties in charge of ongoing remediation efforts". The San Francisco Bay Regional Water Quality Control Board (RWQCB) maintains oversight on the above-mentioned hazardous materials sites and DTSC recommends Moffett Partners, LLC coordinate with San Francisco Bay RWQCB for all future activities on the proposed site. Additionally, DTSC recommends Moffett provide further information on the project site and areas that may fall under San Francisco Bay RWQCB's oversight within the Draft EIR.
2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or

former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in the [PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Berkeley Space Center at Nasa Research Park project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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Shraddha Navalli Patil, Ph.D.

July 02, 2024

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cc: (via email)

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